

EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
March 11, 2021 (6PM)
Via Zoom.com
(Subject to Board's Approval)

Board members present: Craig Nicholson, Joe Mora, Chris Hall, Colin Smith and Howard Lange

Homeowners present: Kimberly R. #135, Peter and Megan W.#272, Cara G. (realtor for #272), Kam K. #355, Tamara S. #127, Natasha and Neil B. #345

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

Call to Order: Meeting called to order at 6:01PM

Owners Requests:

Kimberly R: Request for windows and slider to be replaced, proposing Milgard windows with grid through Bellaview window. Colin moved to approve, Joe seconded. Unanimous.

Peter and Megan R.: Replacing flooring in unit. Estimate for new flooring already negotiated with new buyer, unit in escrow. Chris motioned to approve installation of floor in unit 272 to mitigate noise to downstairs unit. Colin seconded. Unanimous.

Tamara S.: Wants to install electric sub meter by her carport assigned parking space for her Tesla charging station. She needs to show board exactly where and how so they can approve it. Board also wants to make sure installers are aware of existing utilities. Tamara will set up meeting with "Sunrise 805" and two board members to answer questions or concerns and discuss next meeting.

Natasha and Neil B: want to know about 7632 foundation work

Kam K.: Wanted to observe meeting, concerned about safety of eucalyptus trees. Board assured him they are regularly inspected, pruned and fertilized.

Approval of Prior Meeting Minutes: Joe motioned to approve minutes as prepared, Colin seconded. Unanimous. Special board meeting minutes, change “zoom.com” to “in person outside 7610” and change date from 2-11-21 to 2-25-21. Joe motioned to approve with changes, Howard seconded. Unanimous.

Landscape Report: 7606 and 7602 relandscaping in progress. Leveled staircase between 7606 and 7602. Action Tree removed dangerous limb and proposed tipping the eucalyptus.

- Enviroscaping invoice for leveling staircase and relandscaping area for \$1,766.14. Colin moved to ratify payment, Howard seconded. Unanimous with Joe abstaining.
- Action Tree proposed safety pruning and thinning trees by Ellwood School for \$7,800 and thinning the flowering eucalyptus and removing vines for \$1,300, for a total of \$9,100. Chris moved to accept, Colin seconded. Unanimous.

Vendor Evaluation: Thanks to Tristan for his help at the pool. Outstanding concienscious effort and work ethic. Colin resolves to thank pool coordinator for 4 years of work. Howard seconded. Unanimous.

Mail kiosks will be repaired after trash enclosures.

Women’s restroom at pool had light fixture and fan replaced by electrician, light fixture still tampered with, Matt installed tamper proof screws, but fan unfortunately doesn’t fit the hole of previous fan. Ceiling will be patched.

Treasurer’s Report

	Feb 21	YTD
Total Income	\$71,175.27	\$138,765.37
Op. Expenses	24,102.21	49,413.82
Reserve Expenditures	19,685.45	61,133.55
Total Expenditures	43,787.66	110,547.37
Transfer to Op Reserve	588.72	27,734.66
Transfer to Reserve	(27,976.33)	(55,952.66)
Transfer from Reserve	0.00	0.00
Balance in Savings	\$ 2,206,013.84	
Due from Unit Owners	\$ 3,985.03	
Total Assets	\$ 2,214,998.87	

Operating Expenses are about 8%+ below on cash basis

Treasurer’s Report unanimously accepted (Colin moved & Joe seconded) Colin

Motions to approve the Treasurers report and confirm the board has reviewed all financial information each month as required by Civil Code Section 5500 including

but not limited to, the association's check register, monthly general ledger, and delinquent assessment receivable reports. Furthermore, as required by Civil Code Section 5380, the Board has approved all transfers of funds to and from the Association's bank accounts, and has approved any two authorized signers on the Association's bank accounts to transfer funds from reserves in an amount necessary to pay for expenditures as described in the Association's budget or otherwise approved by the board. Joe seconded. Unanimous.

Old Business:

- a. Dry Rot: All buildings painted, in progress of repairing and painting front fence. Trash enclosures and mail kiosk next. Trash enclosure to be slightly modified. Beachside proposed \$700 to modify stem wall and \$1,200 to repair trash enclosure by 7630. Chris moved to approve work, Colin seconded. Unanimous. Enviroscaping proposed \$750 for concrete work at trash enclosure #1, Chris motioned to accept, Colin seconded. Unanimous with Joe abstaining.
- b. Updating the Governing Docs: Special Meeting on March 16, 2021, at 5:00pm, in parking lot by 7610.
- c. 7632 foundation work: Surveyor (Saber) identified problem under unit 247 and 248 only and will draft a proposal to correct unlevel flooring. Joe motioned to hire Jeremy Livermoore of SoCal Structural Engineer to work with Saber Foundation. Colin motioned to have two structural engineers look at it, start with Paul Bellmont if he is willing, Howard seconded. Unanimous. Joe motioned to accept Saber's proposal for \$9,577.54. Colin seconded. Unanimous.
- d. Repairs: Sidewalks, DG pathways, roofs, siding: Waiting for rains to stop, possibly add pathway between 7628 and 7610. Joe will get a quote.
- e. Carport fascias: Waiting for rain to stop to paint.
- f. Gym: Beachside quote for removing ceiling drywall and tiles and installing recommended double ceiling for acoustics for about \$17,000 or replace tiles with new acoustic tiles for about \$8,000. Chris moved to go with \$16,800 double ceiling from Beachside, Colin seconded, unanimous.
- g. Parking lot posts: Silver bolts do we paint them black? Joe motioned to get a quote to paint or replace, Colin seconded. Unanimous.
- h. Address signs: tabled.
- i. Cox Cable: James called Cox and they would only deal with individual units. It does not look like they understand that there is an apparent issue that it is a complex wide problem. Tabled.

New Business

- a. #135-new slider, front door, window: see owner's request.
- b. #101- Request for lattice on patio. Owner absent. As long as it meets prior established regulations, Joe moves to accept with signature from owners saying they abide, Chris seconded. Unanimous.
- c. #272- flooring issue: see owner's request.
- d. Ext lights: Joe motioned to get bid to replace pagoda lights at one building. Chris seconded. Unanimous
- e. Website: Tabled
- f. Recording liens: none

Next Meeting 4/8/21 at 6PM, Via Zoom.com

Meeting adjourned at 8:45PM

Submitted by: Matt Mora